

Single Family Residence **RESIDENTIAL**

8442 TERRADELL ST

PICO RIVERA, CA 90660

\$739,489 TopHap Estimate · \$661 / ft² · confidence 93 · as of Jul 14, 2026



2

BEDS

1

BATHS

1,118 ft²

LIVING AREA

0.16 ac

LOT SIZE

1950

YEAR BUILT

1

STORIES

5

ROOMS

VALUATION

\$739K

\$685K low

\$794K high

Last Sale

\$398,000 · Apr 14, 2005

Est. Owner Equity

\$386,489

Loan-to-Value

47%

TAX & ASSESSMENT

Property Tax	\$7,837 (2025)
Assessed Value	\$554,761
Previous Assessed	\$543,884

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	LOS ANGELES
Lot (acres)	0.16
Construction	Wood (Unspecified)
Roof	Wood Shingle
Heating	Floor/Wall Furnace
Fireplace	Yes
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 16, 2015	Quitclaim	Quit Claim Transfer			\$338K
Mar 24, 2005	Non-arms-length	Grant Deed	\$398,000	\$356	\$317K
Oct 31, 2003	Resale	Grant Deed	\$198,000	\$177	
Aug 22, 2002	Recorded document	Grant Deed			
May 28, 1993	Recorded document	Mortgage			
Dec 18, 1950	Recorded document	Grant Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Magee Academy of Arts & Sciences	Elementary	PK–5	0.5 mi
The STEAM Academy @Burke	Middle	6–8	0.9 mi
El Rancho High School	High	9–12	1.8 mi

District: El Rancho Unified School District

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

NEIGHBORHOOD · ZIP 90660

54 CRIME INDEX	109 AIR POLLUTION	59,514 POPULATION	\$77K MEDIAN IN-COME	65°F AVG TEMP	73% SUNSHINE
--------------------------	-----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------